

§ 155.240 PURPOSE.

The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses. ('64 Code, § 47.00)

§ 155.241 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the M-2 Zone:

- (A) Any use listed as a principal permitted use in the M-1 Zone.
 - (B) Oil and gas drilling, production or storage when located 300 feet or more from any residential zone, school or park.
 - (C) Oil field equipment manufacture, repair, supply and exchange.
 - (D) The manufacturing and processing of the following:
 - (1) Abrasives.
 - (2) Aircraft and aircraft accessories.
 - (3) Aluminum products.
 - (4) Asbestos.
 - (5) Automobiles, trucks and trailers.
 - (6) Automotive accessories and parts.
 - (7) Boats.
 - (8) Bricks.
 - (9) Burial vaults and caskets.
 - (10) Candles.
 - (11) Canvas.
 - (12) Carpets and rugs.
 - (13) Cement products.
 - (14) Chalk.
 - (15) Clay pipe and clay products.
 - (16) Cleaning compounds.
 - (17) Composition wallboard.
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- (18) Glass, but excluding blast furnaces.
 - (19) Glazed tile.
 - (20) Graphite and graphite products.
 - (21) Hemp products.
 - (22) Industrial burners.
 - (23) Ink.
 - (24) Jute products.
 - (25) Linter.
 - (26) Metal foil.
 - (27) Metal products.
 - (28) Missiles and missile components, excluding explosive fuels.
 - (29) Motors and generators.
 - (30) Oakum products.
 - (31) Paraffin products.
 - (32) Plastics.
 - (33) Porcelain products.
 - (34) Pumice.
 - (35) Putty.
 - (36) Railroad equipment.
 - (37) Rubber products.
 - (38) Sand and lime products.
 - (39) Sisal products.
 - (40) Starch and dextrine.
 - (41) Steel products.
 - (42) Stone products.
 - (43) Structural steel products.
 - (44) Tile.
 - (45) Wire and wire products.
 - (E) Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.
 - (F) Metal fabricating, heat treating, pickling and stamping.
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- (G) Cold rolled reduction of steel and the annealing of steel.
 - (H) Manufacture of lead shot by shot tower process.
 - (I) Sterilizing and refurbishing of used bedding and upholstered furniture.
 - (J) Truck driver training schools and automotive equipment training schools.
 - (K) Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.
 - (L) Manufacture of chemicals and chemical products, except those requiring a conditional use permit.
 - (M) Food products manufacture, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast, but not including fish or meat products.
 - (N) Lumber yards, lumber processing and woodworking, including sawmills, planing mills, plywood, veneering, wood-preserving and laminating.
 - (O) Contractors shops, including building, masonry, painting, concrete, electrical, plumbing, refrigeration, roofing, heating and air conditioning, but excluding open storage yards.
 - (P) Manufacture of cans, containers, boxes, barrels, bottles and bags.
 - (Q) Motor vehicle inspection/testing station.
 - (R) The parking, storage, rental, leasing and sale of boats, recreational trailers and vehicles, mobile homes and office trailers.
 - (S) Truck service or repair; provided that the suite utilized does not exceed one acre in size.
 - (T) Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure.
 - (U) Foundries with furnaces not exceeding a capacity of 500 pounds per furnace or with a total combined capacity not in excess of 1,000 pounds.
 - (V) Public truck scales.
 - (W) Manufacturing of liquid detergents.
 - (X) Public utility service yards.
 - (Y) Other similar uses which the Commission after study and deliberation, finds not to be inconsistent with the purpose of this section, and which would be similar to the uses listed as permitted uses and would be compatible to those uses.
- ('64 Code, § 47.01) (Am. Ord. 358, passed 7-10-69; Am. Ord. 473, passed 1-23-75; Am. Ord. 501, passed 6-24-75; Am. Ord. 700, passed 9-11-86)

Cross-reference:

Business regulations; permits, see Title XI

Conditional use permits, see §§ 155.710 - 155.724

§ 155.242 ACCESSORY USES.

The following accessory uses are permitted in the M-2 Zone:

- (A) One dwelling unit on the same parcel of land as a permitted use needing continual supervision to be occupied exclusively by a superintendent or a caretaker and his family.
 - (B) Employee recreational facilities and play areas.
 - (C) Restaurants, cafes, coffee shops or cafeterias (except those uses involved in the selling, serving or storage of alcoholic beverages which shall be subject to the requirements of § 155.628).
 - (D) Commercial sales and service incidental to a principal permitted use.
 - (E) The keeping for personal use, of no more than two horses and their foals up to the age of one year per acre of land.
 - (F) Other accessory uses and buildings customarily appurtenant to a permitted use.
- ('64 Code, § 47.02) (Am. Ord. 501, passed 6-24-75; Ord. 834, passed 2-24-94)

§ 155.243 CONDITIONAL USES.

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

- (A) Manufacturing of:
 - (1) Acetylene.
 - (2) Ammonia.
 - (3) Aniline dyes.
 - (4) Asphalt or asphalt products.
 - (5) Bleaching powder.
 - (6) Bronze, babbitt metal and similar alloys.
 - (7) Carbide.
 - (8) Caustic soda.
 - (9) Carbolic, hydrochloric, picric and sulfuric acid.
 - (10) Cellulose and celluloid.
 - (11) Cellophane.
 - (12) Cement, lime, gypsum or plaster of paris.
 - (13) Charcoal, lampblack or fuel briquettes.
 - (14) Chlorine.
 - (15) Coal, coke or coal tar products.

- (16) Creosote.
- (17) Exterminating agents.
- (18) Fertilizer.
- (19) Film.
- (20) Gas.
- (21) Lacquer, shellac, turpentine, varnish or calcimine (Kalsomine).
- (22) Linoleum and oil cloth.
- (23) Matches.
- (24) Nitrating of cotton and other materials.
- (25) Phenol.
- (26) Potash.
- (27) Proxylin.
- (28) Rubber (natural or synthetic).
- (29) Soap, tallow, grease and lard.
- (30) Sodium hypochlorite.
- (31) Zinc, sulfate and other metallic salts.

(B) Storage of:

- (1) Oil or gas within 300 feet of any agricultural or residential zone, school or park.
- (2) House mover's equipment and buildings moved from other locations.
- (3) Oil or other flammable liquids in amounts of 100,000 gallons or more.
- (4) Flammable gases in amounts of 500,000 cubic feet or more.
- (5) Explosives, charges, black powder or similar products in amounts totalling one pound or more.
- (6) Firearms of any type, including rifles, hand guns and similar weapons totalling five or more in any combination, including wholesale transfer, retail as specified in § 155.243 (N), storage, distribution or delivery of any firearm(s).
- (7) Ammunition, munitions, bullets, including smokeless gunpowder in amounts totalling 20 pounds or more.

(C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds:

- (1) Automobile wrecking and salvage.
 - (2) Broken or crushed asphalt or concrete.
 - (3) Building wrecking and salvage.
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- (4) Dumps, including garbage and trash disposal.
 - (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.
 - (6) Reconditioning and exchange of such items as cans, containers, boxes, barrels, bottles and bags.
 - (7) Sewer farm or sewage disposal plants.
 - (D) Animal, food or beverage processing of the following kinds:
 - (1) Animal feed lot and sales yard.
 - (2) Breweries, distilleries and wineries.
 - (3) Dairies.
 - (4) Fur or hide curing or tanning.
 - (5) Meat or fish products packaging, canning or processing.
 - (6) Processing of corn, wheat, and other cereal grains.
 - (7) Stockyards or slaughterhouses.
 - (8) Vinegar, yeast and sauerkraut.
 - (9) Wholesale produce markets.
 - (10) Wool scouring and pulling.
 - (E) Heavy metal works of the following kinds:
 - (1) Drop forge industries.
 - (2) Drop hammers.
 - (3) Forges and forging works.
 - (4) Foundries with furnaces exceeding a capacity of 500 pounds per furnace or with a total combined capacity in excess of 1,000 pounds.
 - (5) Metal and metal ore reduction or smelting.
 - (6) Rolling mills.
 - (7) Broiler works.
 - (8) Blast furnaces.
 - (F) Refining of:
 - (1) Petroleum and petroleum products.
 - (2) Metals and metal ores.
 - (3) Sugar.
 - (4) Fats and oils.
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- (G) Distilling of:
 - (1) Bones.
 - (2) Wood.
 - (3) Coal.
 - (4) Coke.
 - (5) Coal tar.
 - (6) Alcohol.
 - (H) Asphalt, concrete and earth products activities of the following kinds:
 - (1) Asphalt batching plants.
 - (2) Asphalt dipping and coating of pipe.
 - (3) Concrete mixing and batching plants.
 - (4) Quarrying of sand, gravel, clay, rock or other earth products.
 - (5) Rock crushing plants and aggregate dryers.
 - (6) Sandblasting plants.
 - (I) Trucking, transit and transportation facilities of the following kinds:
 - (1) Airports and landing strips.
 - (2) Heliports and helistops.
 - (3) Transit and transportation facilities.
 - (4) Trucking facilities of the following types, except where incidental to a permitted use servicing only such permitted use and on the same premises of such permitted use.
 - (5) Truck terminals.
 - (6) Truck lines.
 - (7) Truck, truck trailer or truck tractor storage.
 - (8) Truck, truck trailer or truck tractor rental or leasing.
 - (9) Truck service or repair where the site utilized exceeds one acre in size.
 - (J) Also the following:
 - (1) Ambulance service.
 - (2) Aquatic nurseries when such operations are not conducted within an enclosed building.
 - (3) Auctioning of construction equipment, motor vehicles and heavy industrial machinery.
 - (4) Business, technical, trade or professional schools.
 - (5) Butane and propane and similar fuel service and filling stations.
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- (6) Convenience grocery markets but excluding supermarkets.
- (7) Drive-in restaurants, ice cream and refreshment stands with limited or no indoor customer seating area.
- (8) Drive-in theaters and swap meets conducted in connection with a drive-in theater operation.
- (9) Hazardous waste facility (see Chapter 152 of this code.)
- (10) Hotels and motels.
- (11) Kennels and animal pounds.
- (12) Manufacturing and/or reloading of ammunition.
- (13) Manufacturing, processing and storage of sulfur.
- (14) Manufacturing, processing and compounding of urethane plastic coating systems.
- (15) Mini-warehouses.
- (16) Motorcycle sales, service and repair.
- (17) Oil and gas drilling and production within 300 feet of any residential zone, school or park.
- (18) Open storage yards except those otherwise listed as a principal or a conditional use.
- (19) Pallet manufacturing, reconditioning and storage except where incidental to a permitted use and servicing only the said permitted use.
- (20) Parcel delivery service uses conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles.
- (21) Racetracks of any kinds, other than for athletic field track use.
- (22) Radio transmitter towers higher than 50 feet above ground level.
- (23) Stables and the keeping of horses other than as allowed as an accessory use.
- (24) Steam and electrical cogeneration facility.
- (25) Television transmission towers.
- (26) Wine tasting facilities where related to storage, warehousing and/or distribution.
- (K) Commercial and service type uses which the Commission, after study and deliberation, finds are needed to serve the M-2 District and which will not interfere with the orderly development of the industrial area and which will be compatible with industrial uses.
- (L) Public, private or quasi-public uses of an educational or recreation nature.
- (M) Businesses conducting amusement, entertainment or burlesque activities, as defined in § 155.003 of this chapter (subject to compliance with § 155.723(A))

- (N) Retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:
- (1) Active and retired sworn law enforcement personnel.
 - (2) Law enforcement agencies.
 - (3) Fire fighters, volunteer fire fighters, and paramedics.
 - (4) Military personnel including Reservists and National Guard, including military personnel with “retired” credentials.
 - (5) Corrections officers, including parole and probation officers.
 - (6) Individuals with a valid security guard license issued by the California Bureau of Security and Investigative Services.
 - (7) Security companies with a valid certification by the California Bureau of Security and Investigative Services.
 - (8) Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
 - (9) Law Enforcement Academy Cadets with enrollment documentation from the Academy.
- (O) Single room occupancy (SRO) housing.
- ('64 Code, § 47.03) (Am. Ord. 289, passed 3-10-66; Am. Ord. 801, passed 10-3-91; Am. Ord. 825, passed 7-29-93; Ord. 834, passed 2-24-94; Am. Ord. 1058, passed 8-28-14; Am. Ord. 1077, passed 12-22-17; Am. Ord. 1085, passed 2-23-17)

§ 155.244 PROPERTY DEVELOPMENT STANDARDS.

The following property development standards shall apply in the M-2 Zone. The property development standards contained under the provisions of §§ 155.445 through 155.463 shall also apply. However, oil and gas drilling and production uses shall be required to comply only with those property development standards set forth in § 155.636.

('64 Code, § 47.04) Penalty, see § 10.97

§ 155.245 LOT AREA, WIDTH AND DEPTH.

- (A) The minimum lot area shall be 7,500 square feet. ('64 Code, § 47.05)
- (B) Each lot shall have a width of not less than 75 feet. ('64 Code, § 47.06)
- (C) There are no requirements for lot depth. ('64 Code, § 47.07) Penalty, see § 10.97

§ 155.246 POPULATION DENSITY.

No residential uses shall be permitted in the M-2 Zone.

('64 Code, § 47.08) Penalty, see § 10.97

§ 155.247 BUILDING HEIGHT.

There is no building height limit in the M-2 Zone, except where M-2 property is within 100 feet of a residential zone, school or park, in which case the height limit shall be 50 feet, except as provided in §§ 155.385 through 155.598 of this chapter.

('64 Code, § 47.09) Penalty, see § 10.97

§ 155.248 FRONT YARD.

Each lot shall have a front yard of not less than 20 feet extending across the full width of the lot, except that where adjoining a major or secondary highway, or a street adjoining a freeway, the front yard shall be 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum front yard setback distance of the lot, the front yard setback shall be one foot for each foot of building height or portion thereof.

('64 Code, § 47.10) (Am. Ord. 358, passed 7-10-69; Am. Ord. 700, passed 9-11-86; Am. Ord. 746, passed 4-13-89; Am. Ord. 890, passed 9-10-98; Am. Ord. 925, passed 6-27-02) Penalty, see § 10.97

§ 155.249 SIDE YARD.

None required, except that where adjoining a local street, a side yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway, or a street adjoining a freeway, shall have a side yard of not less than 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum side yard setback distance of the lot, the side yard setback shall be one foot for each foot of building height or portion thereof.

('64 Code, § 47.11) (Am. Ord. 358, passed 7-10-69; Am. Ord. 700, passed 9-11-86; Am. Ord. 746, passed 4-13-89; Am. Ord. 890, passed 9-10-98; Am. Ord. 925, passed 6-27-02) Penalty, see § 10.97

§ 155.250 REAR YARD.

None required, except that where adjoining a local street, a rear yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway, or a street adjoining a freeway, shall have a rear yard of not less than 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum rear yard setback distance of the lot, the front yard setback shall be one foot for each foot of building height or portion thereof.

('64 Code, § 47.12) (Am. Ord. 358, passed 7-10-69; Am. Ord. 700, passed 9-11-86; Am. Ord. 746, passed 4-13-89; Am. Ord. 890, passed 9-10-98; Am. Ord. 925, passed 6-27-02) Penalty, see § 10.97

§ 155.251 PERMITTED ENCROACHMENTS IN REQUIRED YARDS.

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in the provisions of §§ 155.385 through 155.598 of this chapter. ('64 Code, § 47.13) Penalty, see § 10.97

§ 155.252 DISTANCE BETWEEN BUILDINGS.

There are no requirements for the distance between buildings. ('64 Code, § 47.14)

§ 155.253 MINIMUM SIZE OF BUILDINGS.

There are no requirements for the minimum size of buildings. ('64 Code, § 47.15)

§ 155.254 LOT COVERAGE.

There are no requirements for lot coverage. ('64 Code, § 47.16)

§ 155.255 PERMITTED FENCES, HEDGES AND WALLS.

Fences, hedges and walls shall be permitted; except, that in a required front yard, or required side or rear yard where adjoining a dedicated street, the height shall not exceed three and one-half feet. ('64 Code, § 47.16.1) (Am. Ord. 358, passed 7-10-69) Penalty, see § 10.97

§ 155.256 REQUIRED WALLS.

On those sides of property in the M-2 Zone which adjoin an agricultural or residential zone, school or park, a solid masonry wall not less than six feet in height nor less than eight inches in thickness shall be built and maintained along the side and rear property lines adjoining said agricultural or residential zones, school or park; except, that said wall shall be three and one-half feet in height where it adjoins the front yard setback area. Said wall need not be installed until the property is developed for M-2 uses. The required wall may be replaced by suitable landscaping of a screening nature, approved by the Director of Planning and Development, and continuously maintained in good condition in accordance with the provisions of §§ 155.545 through 155.559.

('64 Code, § 47.17) (Am. Ord. 358, passed 7-10-69; Am. Ord. 501, passed 6-24-75) Penalty, see § 10.97

§ 155.257 REQUIRED OFF-STREET PARKING AND LOADING.

Off-street parking and loading facilities shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter. ('64 Code, § 47.18) Penalty, see § 10.97

§ 155.258 REQUIRED ACCESS.

Access to required off-street parking facilities shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter.

('64 Code, § 47.19) Penalty, see § 10.97

§ 155.259 SIGNS AND OUTDOOR ADVERTISING.

- (A) As used in this section, the term **SIGNS** shall also include the term "outdoor advertising."
- (B) No signs shall be permitted in the M-2 Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:
 - (1) The total sign area allowed shall be limited to an area determined by the lineal feet of building frontage or to a percentage of the total area of the street facing building elevation, in accordance with the following: three square feet of sign area for each lineal foot of building frontage, or 10% of the street facing building elevation area, whichever is greater. For uses where there is no building, the maximum sign area shall be 40 square feet.
 - (2) Signs which contain subject matter other than that referring to the name of the establishment or its services, or to products produced or sold on the premises upon which the sign is located, shall be permitted only when in compliance with the provisions of §§ 155.515 through 155.536.
 - (3) Signs on buildings shall be limited to wall signs and fascia signs. Wall signs shall not extend above the roof line of a building or above a parapet wall around the roof nor project more than one foot from the building wall.
 - (4) On lots adjoining major highways, signs shall be limited to monument signs, building wall signs and fascia signs except that freestanding center signs shall be permitted in accordance with § 155.525 of this chapter and except that freestanding signs other than those specifically permitted by this section shall be permitted if authorized by a valid conditional use permit. The Planning Commission shall establish criteria and conditions for the approval of conditional use permits for free standing signs.
 - (5) Freestanding signs and monument signs shall be spaced at intervals of not less than 100 feet along the street frontage of the lot served and not less than 50 feet from a freestanding or monument sign located on an adjacent lot.
 - (6) Freestanding signs shall not exceed 40 square feet in area or a height of 20 feet except for freestanding center signs as provided in § 155.525 of this chapter. Monument signs shall not exceed 40 square feet in area or a height of five feet.
 - (7) Architect's or builder's signs, or temporary tract signs, shall be permitted in accordance with the provisions of §§ 155.515 through 155.536.
 - (8) Direction signs, each not exceeding six square feet in area, shall be permitted in connection with off-street parking and loading facilities.
 - (9) Two signs, each not exceeding 16 square feet in area and located not closer than 50 feet apart, shall be permitted as a temporary use pertaining to the sale, lease or rental of the site or structures on the site. The said sign(s) shall be removed from the site upon occupancy of the site, structure or unit.
 - (10) Signs which move or having moving parts or flashing lights shall not be permitted.

- (11) An electronic message board sign, reader board, or any other similar sign utilizing programmed lights shall only be permitted in conjunction with an auto center comprising 10 or more acres in size or a recreational vehicle retail use containing one or more acres in area along a freeway. The size and height of the electronic reader board sign shall be based on the overall scale of the development and shall be subject to the approval of the Director of Planning and Development.

('64 Code, § 47.20) (Am. Ord. 358, passed 7-10-69; Am. Ord. 473, passed 1-23-75; Am. Ord. 700, passed 9-11-86; Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97

§ 155.260 LANDSCAPING.

The following landscaping provisions shall apply in the M-2 Zone. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall apply:

- (A) Where an M-2 Zone adjoins a dedicated street, a minimum area equivalent to 25 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. In addition, all parking areas shall have landscaping installed equivalent to 6% of the total parking area. This landscaping shall be distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area. Said landscaping shall be located on private property behind the planned street width line and shall be clearly visible from the street frontage.
- (B) For property frontage on a major or secondary highway, the front yard landscaping area shall consist of a grass lawn with undulating earth berms two to three feet in height and minimum 24 inch box trees.
- (C) For property with frontage on a local street, a minimum 15 feet wide landscaping strip shall be required between the on-site parking area and the property line adjoining a public street, excepting locations for driveways. On lots fronting a major or secondary highway, said landscaping strip shall be 20 feet in width.
- (D) The public parkway adjoining the lot shall be improved with a sidewalk and/or landscaping including public street trees in accordance with the requirements of the Director of Public Works.
- (E) Where fences or walls, including building walls, are located within 30 feet of a public street, the entire area between the public street and fence, wall or building wall shall be landscaped, excepting locations for driveways.
- (F) Concrete curbs a minimum six inches in height shall be installed along the borders of all on-site landscaped areas adjoining driveways, off-street parking and loading areas and other similar improvements.
- (G) The Planning Commission shall have the authority to grant a temporary waiver of required landscaping in accordance with the provisions of § 155.557.

('64 Code, § 47.21) (Am. Ord. 358, passed 7-10-69; Am. Ord. 367, passed 12-11-69; Am. Ord. 700, passed 9-11-86; Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97

§ 155.261 OTHER REQUIRED CONDITIONS.

The following additional conditions shall apply in the M-2 Zone:

- (A) All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of a building and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building.
- (B) All exterior walls of buildings shall be either painted or surfaced with decorative materials. Gutters, downspouts, vents, louvers, exposed flashing, doors and other building elements shall be painted consistent with the color scheme of the building.
- (C) Outdoor storage of materials, products, and equipment and any other outdoor use shall be conducted in a neat and orderly manner and shall be screened on all sides by a minimum six foot high solid fence, wall, compact landscaping or structures, adequate to completely conceal such storage or outdoor use from view from adjacent properties and public streets.
- (D) All buildings and/or uses on property shall be provided with outdoor trash and refuse storage areas sufficient to provide adequate, safe, and efficient storage of waste and refuse expected to be produced. A minimum of one such outdoor trash and refuse area not less than four and one-half feet in width and six feet in length shall be provided for each building and/or use on property; however, the Director of Planning and Development may require additional storage areas if determined necessary to adequately serve any building and/or use. All outdoor trash and refuse storage areas shall be screened from view on all sides by a solid fence, wall or structure a minimum of five feet in height and shall be located so as to be readily accessible to users and collection personnel.

('64 Code, § 47.22) (Am. Ord. 358, passed 7-10-69; Am. Ord. 700, passed 9-11-86; Ord. 822, passed 3-11-93) Penalty, see § 10.97

§ 155.262 PRINCIPAL PERMITTED USES - TELEGRAPH ROAD CORRIDOR.

Notwithstanding the list of uses set forth in § 155.241, the following are the principal permitted uses in the M-2 Zone, for properties with frontage on Telegraph Road:

- (A) Any use listed as a principal permitted use in § 155.232.
- (B) Other similar uses which the Commission, after study and deliberation, finds not to be inconsistent with the purpose of this section, and which would be similar to the uses listed as permitted uses and would be compatible to those uses.
- (C) Oil and gas drilling, production or storage when located 300 feet or more from any residential zone, school or park.

(Ord. 952, passed 2-26-04)

§ 155.263 ACCESSORY USES - TELEGRAPH ROAD CORRIDOR.

Notwithstanding the list of uses set forth in § 155.242, the following are the accessory uses permitted in the M-2 Zone, for properties with frontage on Telegraph Road.

- (A) Restaurants, cafes, coffee shops or cafeterias (except those uses involved in the selling, serving or storage of alcoholic beverages which shall be subject to the requirements of § 155.628 of the City Code).
- (B) Commercial sales and service incidental to a principal permitted use.
- (C) Other accessory uses and buildings customarily appurtenant to a permitted use.

(Ord. 952, passed 2-26-04)

§ 155.264 CONDITIONAL USES - TELEGRAPH ROAD CORRIDOR.

Notwithstanding the list of uses set forth in § 155.243, the following are the uses permitted in the M-2 Zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued:

- (A) Hotels and motels.
- (B) Commercial and service type uses which the Commission, after study and deliberation, finds are needed to serve the M-2 District and which will not interfere with the orderly development of the industrial area and which will be compatible with industrial uses.
- (C) Public, private or quasi-public uses of an educational or recreational nature.
- (D) Oil and gas drilling and production within 300 feet of any residential zone, school or park.

(Ord. 952, passed 2-26-04; Am. Ord. 1058, passed 8-28-14)
